Yukon Bureau of Statistics

Yukon Rent Survey

June 2013

Highlights

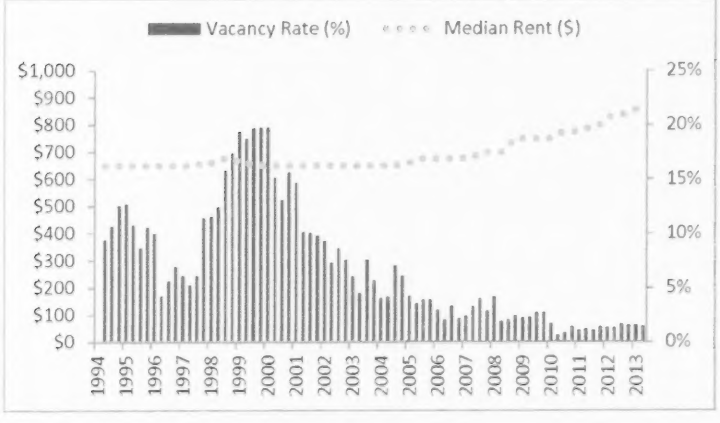
- In June 2013, both Yukon and Whitehorse median rents reached new record highs of $862 and $875 respectively.
- Yukon's vacancy rate decreased to 2.0%; Whitehorse's rate decreased to 1.4%.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out in the third month of every quarter (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design.

The survey, which consists of multi-unit rent housing, does not represent the entire rental housing market in Yukon. Buildings with less than three units (such as houses, suites and duplexes), subsidized or government-owned housing, and informal or illegal units are not included in the survey.

Note: In the fall of 2011, the Yukon Rent Survey coverage was expanded to include any building with three or more rental units. Prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers. Additionally, in the process of this coverage expansion, a number of buildings with four or more units were also discovered. The addition of all of these buildings increased the total number of units in the survey by about 20%.

Whitehorse Median Rent and Vacancy Rate, June 1994 to June 2013



Whitehorse Rent Summary, June 2013

Number of units in survey	992
Number of vacant units	14
Vacancy rate for all units	1.4%
Median rent for all units	$875

- The median rent in Whitehorse in June 1994 was $650. Rents stayed relatively stable until the fall of 2007, when it reached $700.
- Whitehorse's June 2013 median rent of $875 is the highest on record. Compared to June 2012, the median rent has increased by $40, or 4.8%.

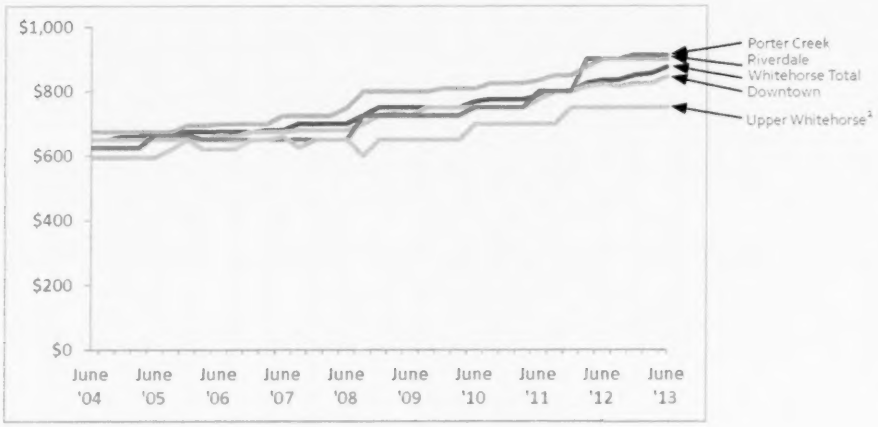
Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **Census 2006 Housing and Shelter** - includes information on housing tenure (owned/rented/band housing) across Yukon as well as condition of dwelling. http://www.eco.gov.yk.ca/stats/pdf/2006_housing_and_shelter_costs.pdf
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rents by Neighbourhood

- In the past ten years, median rents in Whitehorse have increased by $225, or 34.6%, rising from $650 in June 2004 to $875 in June 2013.
- Historically, Riverdale median rents have been the highest in Whitehorse. In March 2012, Porter Creek median rents surpassed Riverdale rents. However, in June and September, both rents were equal at $900. Since then, and continuing to June 2013, Porter Creek has again surpassed Riverdale reaching $913.
- During in the last decade in general, rents in Upper Whitehorse[1] have stayed at or near the bottom end of the scale. The June 2013 median rent of $750 in Upper Whitehorse[1] was 16.7% lower than the overall median rent in Whitehorse.

Median Rent by Whitehorse Subdivision, June 2004 to June 2013



Median Rent, Total Units and Vacancy Rate by Size and Location, June 2013

	Whitehorse							
	Whitehorse Total	Downtown	Porter Creek	Riverdale	Upper Whitehorse[1]	Watson Lake	Dawson City[2]	Yukon Total
Median Rent								
All	$875	$845	$913	$900	$750	$775	$700	$862
Bachelor	$700	$680	$750	$825†	$750	$675†	$600	$680
1-Bedroom	$850	$850	$850	$950	$700	$638	$700	$850
2-Bedroom	$900	$900	$1,300	$900	$945	$875	x	$900
3+Bedroom	$1,050	$1,300	$1,125	$1,050	$1,500†	$1,200†	x	$1,050
Total Units								
All	992	418	54	381	139	41	15	1,048
Bachelor	138	80	5	4	49	3	6	147
1-Bedroom	343	227	24	60	32	12	7	362
2-Bedroom	433	100	14	265	54	23	1	457
3+Bedroom	78	11	11	52	4	3	1	82
Vacancies								
All	14	8	1	2	3	5	2	21
Bachelor	1	1	0	0	0	1	1	3
1-Bedroom	5	3	1	0	1	1	1	7
2-Bedroom	8	4	0	2	2	3	0	11
3+Bedroom	0	0	0	0	0	0	0	0
Vacancy Rate								
All	1.4%	1.9%	1.9%	0.5%	2.2%	12.2%	13.3%	2.0%
Bachelor	0.7%	1.3%	0.0%	0.0%	0.0%	33.3%	16.7%	2.0%
1-Bedroom	1.5%	1.3%	4.2%	0.0%	3.1%	8.3%	14.3%	1.9%
2-Bedroom	1.8%	4.0%	0.0%	0.8%	3.7%	13.0%	0.0%	2.4%
3+Bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

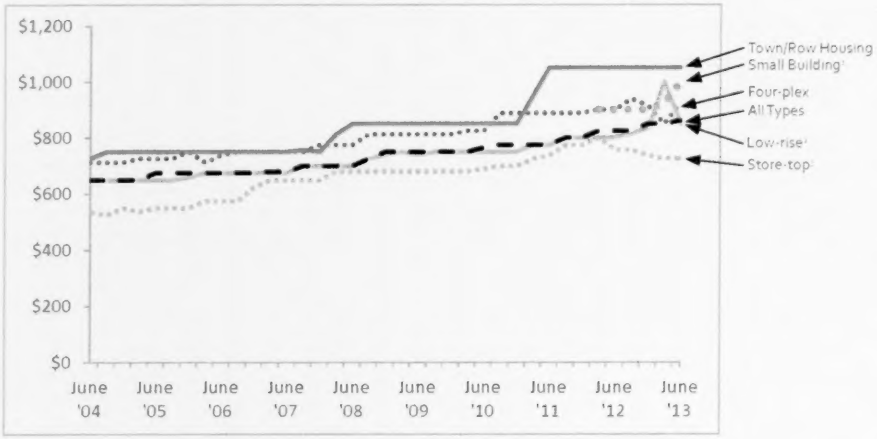
x = suppressed
Upper Whitehorse includes Hillcrest, Takhini and Granger. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
Caution should be used when analysing data from Dawson City due to the small number of buildings in the community.
Use caution when analyzing data due to a small number of rental units within the category.

Rents by Building Type

Note: Small Buildings[1] were added to the Yukon Rent Survey scope as of the March 2012.

- There are, by far, more rental units in Low-rise buildings than in any other type of buildings covered in the Yukon Rent Survey (represents 76.0% of all surveyed units).
- In June 2013, median rents of units in Small Buildings with 3+ bedrooms continued to be highest-priced ($1,600) of any building/size category; it was $550, or 52.4%, higher than the median for all types of 3+ bedroom units ($1,050).
- In the past ten years, comparing June 2004 to June 2013, the median rent has risen for: All Types by 32.5%; Town/Row Housing by 44.8%; Store-top units by 35.5%; Low-rise units by 30.8%; and Four-plexes by 29.8%.

Yukon Median Rent by Building Type, June 2004 to June 2013



- Of surveyed units, there were very few vacancies outside of Low-rise buildings in June 2013.

Median Rent, Total Units and Vacancy Rate by Size and Building Type, June 2013

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/Row Housing
Median Rent						
All	$862	$1,000	$925	$850	$725	$1,050
Bachelor	$680	$800	$513†	$700	$680	...
1-Bedroom	$850	$850	$625	$850	$850	$650
2-Bedroom	$900	$1,000	$1,100	$875	$975	$950
3+Bedroom	$1,050	$1,600	$1,000	$1,000	$1,175†	$1,050
Total Units						
All	1,048	63	40	796	66	83
Bachelor	147	6	2	109	30	0
1-Bedroom	362	22	12	305	17	6
2-Bedroom	457	23	15	375	17	27
3+Bedroom	82	12	11	7	2	50
Vacancies						
All	21	4	0	12	2	3
Bachelor	3	0	0	2	1	...
1-Bedroom	7	1	0	5	0	1
2-Bedroom	11	3	0	5	1	2
3+Bedroom	0	0	0	0	0	0
Vacancy Rate						
All	2.0%	6.3%	0.0%	1.5%	3.0%	3.6%
Bachelor	2.0%	0.0%	0.0%	1.8%	3.3%	...
1-Bedroom	1.9%	4.5%	0.0%	1.6%	0.0%	16.7%
2-Bedroom	2.4%	13.0%	0.0%	1.3%	5.9%	7.4%
3+Bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

... = not appropriate/applicable
Small Building indicates three rental units in one building.
Low-rise units are in buildings with five or more units.
Store-top units are residential units in buildings which primarily contain commercial space.
Use caution when analyzing data due to a small number of rental units within the category.

Median Rent and Total Units by Size and Decade of Construction, June 2013

	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-Present	Unknown Year	All Years
Median Rent								
All	$750	$900	$875	$900	$1,100	$900	$750	$862
Bachelor	$720	$680	$575	x	$925†	x	$600	$680
1-Bedroom	$850	$850	$850	$800	$925	$900	$675	$850
2-Bedroom	$1,000	$1,030	$875	$900	$825	$1,200†	$815	$900
3+Bedroom	$1,475†	$1,240	$1,050	...	$1,300	$1,500	x	$1,050
Total Units								
All	108	151	583	49	57	38	62	1,048
Bachelor	74	19	35	1	2	1	15	147
1-Bedroom	23	80	184	20	10	29	16	362
2-Bedroom	9	40	322	28	25	3	30	457
3+Bedroom	2	12	42	0	20	5	1	82

x = suppressed
... = not appropriate/applicable
Use caution when analyzing data due to a small number of rental units within the category.

Inclusion of Utilities in Yukon Rent Prices

In addition to questions on rent, the Yukon Rent Survey also asks whether utilities (heat, electricity, water* and/or parking) are included in the rent.

The table below shows the number of units by type of building which include utilities in June 2013.

While 90.5% of rental units surveyed included parking, only 61.5% included heat and 36.5% included electricity.

Small Building units were most likely to include heat as well as electricity; Town/Row Housing units were least likely to include either.

Bachelor units were more likely to include heat and electricty than 1, 2 or 3+ bedroom units.

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/Row Housing
	number of units with utility cost included in rent					
Heat	644	48	24	506	50	16
Electricity	383	36	8	289	34	16
Parking	948	60	40	714	51	83
All Units	1,048	63	40	796	66	83

* Although the rent survey does ask whether water is included in the rent price, it has typically been found to be included; therefore, water is not included in the above table.
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Store-top units are residential units in buildings which primarily contain commercial space.

Yukon
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